

FILE No: VIS (2023-24)-PL418-343-546

Date :11/10/2023

- **CERTIFICATE NAME:** Project/Civil work completion certificate
- **PREPARED FOR ORGANIZATION:** State Bank of India, SME Ranipur, Haridwar.
- **BORROWER COMPANY'S NAME:** M/s. Jynaty Electric Pvt. Ltd.
- **ASSET TYPE:** Civil Building work and Electrical Goods installed
- **CURRENT LOCATION OF THE CIVIL WORK:** M/s Jynaty Electric Pvt. Ltd., Plot No. 6&7, Sector-3A, Integrated Industrial Estate, Haridwar, Uttarakhand

S. NO.	PARTICULARS	DESCRIPTION									
1.	Date of Work Order	Via mail dated 04-10-2023									
2.	Documents provided for perusal	Civil Building work from M/s Tanuj Tomer and Construction, dated-16.09.2023. and Electrical Goods Tax Invoice from J.S. Enterprises, dated-03-10-2023									
3.	Project Location	M/s Jynaty Electric Pvt.Ltd., Plot No.6&7, Sector-3A, Integrated Industrial Estate, Haridwar, Uttarakhand									
4.	Borrowing Company	M/s.Jynaty Electric Pvt. Ltd.									
5.	Type of Asset	Civil Building work and Electrical Goods installed									
6.	Type of Assessment	Project/Civil work completion certificate									
7.	Scope of Assessment	1) Additional cost of construction work and electrical goods installed. 2) To provide a completion certificate.									
8.	Nature of Plant	Plastic Industry									
9.	Total Project Cost	<table border="1"> <thead> <tr> <th>Particulars</th><th>Original As per client (Rs.)</th><th>Revised Amount As per RKA (Rs.)</th></tr> </thead> <tbody> <tr> <td>Civil Work</td><td>23,00,000/-</td><td>21,05,187/-</td></tr> <tr> <td>Electrical Goods Installed</td><td>15,88,144/-</td><td>9,08,047/-</td></tr> </tbody> </table> <p>(Including supply and installation as per the List/ quotations / invoices / Cost Estimate provided by the company of civil works and electrical goods installed.</p>	Particulars	Original As per client (Rs.)	Revised Amount As per RKA (Rs.)	Civil Work	23,00,000/-	21,05,187/-	Electrical Goods Installed	15,88,144/-	9,08,047/-
Particulars	Original As per client (Rs.)	Revised Amount As per RKA (Rs.)									
Civil Work	23,00,000/-	21,05,187/-									
Electrical Goods Installed	15,88,144/-	9,08,047/-									
10.	Comment on Project Cost by consultant	As per our analysis, the revised cost for Civil works and electrical goods found to be in line to Market trend. Please refer to PART A for detailed analysis.									
11.	Total number of pages with Annexure.	13									

REGISTERED OFFICE:
G-20, 3rd Floor, Preet Vihar,
Vikas Marg, Delhi-110092
Ph.: +91 9958632707

CORPORATE OFFICE:

D-39, 2nd floor, Sector 2, Noida-201301
Ph - +91-0120-4110117, 4324647, +91 - 9958632707
E-mail - valuers@rkassociates.org | Website: www.rkassociates.org

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PART A

PROJECT COST VETTING

EXECUTIVE SUMMARY: M/s Jynaty Electric Private Limited is setting up a Plastic manufacturing unit at Plot No.6&7, Sector-3A, Integrated Industrial Estate, Haridwar, Uttarakhand. In this report, we are calculating the additional cost spend on the construction of civil works and electrical goods installed in the industry. During site visit our surveyor, Mr. Deepak Joshi has observed that the construction of the said civil work has been completed and the industry is currently operational.

Additional cost of construction of civil work as per RKA assessment:

SL. NO.	Description/Particulars	No.	Area(sq. ft)	Height(ft)	Rate from CPWD(Rs. per sq. ft)	Rate Adopted after applicable discount(Rs. per sq. ft)	Amount (in Rs.)	Remarks/Reference
1	Toilets (First Floor)	5	625	8	2,430.35	1,944.28	12,15,172.94	CPWD Plinth Rate
2	Toilets (Ground Floor)	1	30	8	2,430.35	1,944.28	58,328.30	CPWD Plinth Rate
3	Toilets (Ground Floor)	1	20	8	2,430.35	1,944.28	38,885.53	CPWD Plinth Rate
4	Chiller Room	1	225	8	800.00	800.00	1,80,000.00	Current Market Rate Applicable
5	Maintenance Room	1	616	10	800.00	800.00	4,92,800.00	Current Market Rate Applicable
6	Scrap yard	1	150	10	800.00	800.00	1,20,000.00	Current Market Rate Applicable
TOTAL							21,05,186.77	
Note and Remarks:								
1. Rate adopted are tallied from the market standards and CPWD both and applicable discount is applied, considering the quality mentioned in the specifications and the quality observed on site.								
2. The following rates are referred from CPWD is inclusive of the applicable taxes.								

As per the information shared by the client, the estimated construction cost for the said civil work is Rs.23,00,000/-. However, as per analysis and market research the construction cost of the said civil work should be Rs.21,05,187/-. Thus we can say that the information shared by the client is in line with the market trends and is fair & reasonable.

REVALIDATION OF THE PROJECT COST: Since as per the summary of the original and revised cost involved in civil work, the cost has been decreased:

S. No.	Cost Component	As per client	As per RKA
1.	Additional Civil Work	Rs.23,00,000/-	Rs.21,05,187/-

Therefore in this certificate we have revalidated the cost involved in civil work as per the scope of the work mentioned in the provided information.

Observations of cost of construction of civil work :

1. The calculated cost appears to be within range as shown by the company.
2. Rates considered in the cost estimate is found within the market range as per our scrutiny.
3. We have vetted the civil works as per the available documents and site survey. The built-up area has been considered as per the site survey.



Cost of Electrical Goods Installed:

S.No.	Description of Goods	Unit	Quantity	Price (Rs./ unit)	Amount shown by company including taxes (Rs.)	Price as per RKA(Rs. / unit)	GST	Amount as per RKA (Rs.)
1	P/F of 6 mm ² CU Arm. Cable	Mtrs.	500	495	2,92,050	300	18%	1,77,000
2	P/F of DB with MCB	Set	1	48500	57,230	42,000	18%	49,560
3	Steel Support Work	Kgs.	300	120	42,480	132	18%	46,728
4	P/F of 80W LED light	Nos.	15	9350	1,65,495	8,400	Tax included	1,26,000
5	P/F of 2X2 LED light	Nos.	30	4200	1,48,680	3,708	18%	1,31,263
6	Point wiring for lights	Nos.	55	1125	73,013	850	Tax included	46,750
7	P/F of Ceiling fans	Nos.	30	2050	72,570	1,739	Tax included	52,170
8	P/F Of Cat6 Cable	Mtrs.	780	47	43,259	24	Tax included	19,032
9	P/F of switch cabinet	Nos.	8	3450	32,568	1,738	Tax included	13,904
10	P/F of Piping Work	Mtrs.	180	1205	2,55,942	120	18%	25,488
11	P/F of Pump for Fire Fighting	Nos.	2	31500	74,340	31,200	18%	73,632
12	P/F of Fire Hydrant with hose rill & box	Sets	7	21300	1,75,938	5,040	18%	41,630
13	Steel support for shade work	Kgs.	600	120	84,960	90	18%	63,720
14	P/F of CCTV	Nos.	10	5900	69,620	4,117	Tax included	41,170
Total					15,88,144			9,08,048

Handwritten signature and stamp:
 R.K. Associates Valuers & Techno Engineers (P) Ltd.
 27/7/24
 [Signature]

Observations of cost of electrical goods installed:

1. As per the information provided by the company officials these items has been installed in the industry.
2. Based on the information provided by the company (M/s. Jaynaty Electric Private limited) and enquires made by us in the open market and references found on the public domain for similar items, it is certified that total market cost for installing similar electrical goods should be around **Rs.9,08,048/-** and the total purchase price is **Rs.15,88,144/-** (as per the quotation invoice provided to us).

VALUATION ENGINEER	L1/ L2 REVIEWER
Deepak Kumar Singh	Babul Akhtar Gazi
	



DISCLAIMERS

1. We have received the estimated cost of construction of civil work and invoice of electrical goods installed.
2. The estimated cost verification of item to item can't exactly match as per our vetting due to several market consideration. In some of the items it is lower while in some of the items price comes to be higher.
3. There can be variation in the estimated price if the specification & make of any items procured is different from the list provided to us during assessment.
4. The estimated cost verification is made based on the third party information which has been relied upon in good faith.
5. The estimated price may vary at the time of actual procurement because of change in prices in the market for such kind of goods for which we will not have any control. The cost vetting is only limited to the date of certificate issued. We do not assume any responsibility in change of prices of the said goods after this date.
6. The client/ owner and its management/ representatives warranted to us that the information they have supplied was complete, accurate and true and correct to the best of their knowledge. All such information provided to us either verbally, in writing or through documents has been relied upon in good faith and we have assumed that it is true & correct without any fabrication or misrepresentation. I/We shall not be held liable for any loss, damages, cost or expenses arising from fraudulent acts, misrepresentations, or willful default on part of the owner, company, its directors, employee, representative or agents.
7. Legal aspects for eg. Investigation of title, ownership rights, lien, charge, mortgage, lease, sanctioned maps, and verification of documents provided to us such as title documents, Map, etc. from any concerned Govt. office etc. have to be taken care by legal expert/ Advocate and same is not done at our end. I/ We assume no responsibility for the legal matters including, but not limited to, legal or title concerns.
8. Wherever any details are mentioned in the report in relation to any legal aspect of the property such as name of the owner, leases, etc. is only for illustration purpose and should not be construed as a professional opinion. Legal aspects are out of scope of this report. Details mentioned related to legal aspect are only based on the copy of the documents provided to us and whatever we can interpret as a non-legally trained person. This should be cross validated with a legal expert. We do not vouch any responsibility regarding the same.
9. We have relied on the data from third party, external sources & information available on public domain to conclude the valuation. These sources are believed to be reliable and therefore, we assume no liability for the truth or accuracy of any data, opinions or estimates furnished by others that have been used in this analysis. Where we have relied on the data, opinions or estimates from external sources, reasonable care has been taken to ensure that such data is extracted from authentic sources, however we still can't vouch its authenticity, correctness, or accuracy.
10. Documents, information, data including provided to us during the course of this assessment by the client is reviewed only upto the extent required in relation to the scope of the work. No document has been reviewed beyond the scope of the work. These are not reviewed in terms of legal rights for which we do not have expertise. Wherever any information mentioned in this report is mentioned from the documents like owners name, etc., it is only for illustration purpose and may not necessary represent accuracy.

[Handwritten signature and circular stamp]

11. Ownership and other legal point of view in respect of the asset is not considered in this as same is out of scope of this certificate.
12. This certificate is made at the request of the bank.



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Handwritten signature/initials.

ANNEXURES (A)

Plinth Area Rates 2023

PLINTH AREA RATES

as on 01.04.2023

Rate in ₹ per sqm

S. No.	Description	Non-Residential Buildings			Residential Buildings			
		Offices/Colleges	Hospitals	Schools	Hostels	Quarters		
1.0	BUILDING COST (Specifications as per Annexure-I)							
1.1	RCC FRAMED STRUCTURE (Upto six storeys)							
1.1.1	Floor height 3.60 metre	30,820	32,170	24,730	-	-		
1.1.2	Floor height 3.00 metre	-	-	-	23,530	-		
1.2	COMPOSITE (PARTIALLY LOAD BEARING AND PARTIALLY RCC FRAMED) STRUCTURE (Upto six storeys)							
1.2.1	Floor height 3.60 metre	26,160	27,480	21,260	-	-		
1.2.2	Floor height 3.00 metre	-	-	-	20,070	-		
1.3	EXTRA FOR							
1.3.1	Set of six additional storey (i.e. from 7 th to 12 th storey)	120						
	Similarly, extra for next set of six storeys may be increased by Rs. 120/- per sqm (viz Rs. 240/- per sqm for 13 th to 18 th storey, Rs. 120/- per sqm for 19 th to 24 th storey, Rs. 480/- per sqm for 25 th to 30 th storey and so on). The applicable plinth area shall be the sum of plinth area of all the storeys within the set of six storeys. If the next set of storeys is having fewer than six storeys, the same procedure shall be followed. For example, if building is having 15 storeys, the additional rate applicable shall be (i) Rs. 120/- per sqm for sum of plinth area between 7 th to 12 th storey and (ii) Rs. 240/- per sqm for sum of plinth area of 13 th to 15 th floor.							
1.3.2	Every 0.3 metre or part thereof, additional / less height of floor above normal floor height of 3.60 metre / 3.00 metre (on areas having additional / less height)	421						
1.3.3	Every 0.3 metre or part thereof, higher plinth height over normal plinth height of 0.60 metre (on ground floor area only)	421						
1.3.4	Every 0.30 metre or part thereof, deeper foundations over normal depth of 1.20 metre (on ground floor area only)	210						
1.3.5	Making stronger foundations to take load of one additional floor at a later date (on ground floor area only)	For RCC framed structures			For Composite structure			
		1820			710			
1.3.6	RCC raft foundation (on ground floor area only)	12,170						
1.3.7	Pile foundation upto a depth of 15 metre (on ground floor area only)	19,460						
1.3.8	Every 1.0 m deeper pile foundation over normal depth of 15 metre (on ground floor area only)	2,200						
1.3.9	Stronger structural members to take heavy load above 500 kg per sqm upto 1000 kg per sqm	2,050						
1.4	BASEMENT FLOOR							
1.4.1	Floor height upto 3.35 metre including water proofing (excluding raft base)	23,610						
1.4.2	Add or deduct for every 0.30 metre, or part thereof, height against normal height of 3.35 metre.	1,140						

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5

CPWD



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 Annual Turnover: Rs. 5 - 10 Crore
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Voltage	40 Watt
Usage/Application	Indoor
Body Material	Aluminium
Voltage	90 - 265 V

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 Usage/Application: Fire Safety
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 Brand: Mitras

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Cost Estimate Quotation

LEFT8141M1ZW
AEFT8141M

M/s TANUJ TOMER AND CONSTRUCTION
 L-95, Shiviok Colony, Phase-1, Post-BHEL,
 Sec-1, Ranipur Hardwar (U.K.)

Date: 16/09/2023

To,
JYNATY ELECRTIC Pvt. Ltd.
 Sidcul, Haridwar.


Subject: Regarding balance payment.

The civil cost for repair & maintenance of factory premises located at Plot No. 6&7, Sidcul, Haridwar has increased from Rs. 1.23 Crore to Rs. 1.46 Crore on account of additional scope of work i.e.



1. 05 Nos. of toilets constructed at 1st floor.
2. 02 Nos. toilets constructed at Ground floor.
3. Chilar room at back side of factory area (Fabrication & erection work of shed)
4. Maintenance room at back side of factory area (Fabrication & erection work of shed)
5. Scrap Yard at back side of factory area (Fabrication & erection work of shed)

Therefore, we request you to release balance fund of Rs. 37.00 lakhs.

Thanking you,


Tanuj Tomer And Construction
 L-95, Shiviok Colony, Phase-1, BHEL,
 Sec-1, Haridwar (U.K.)-249403



TAX INVOICE						
J S ENTERPRISES						
Reg. Add. - 55GF, Swapnaloek Colony, P. Mehta, Chinchat, Lucknow, UP -226028 Branch Add. - Street No.01, F-7/01, Sector-73, Sarfabad, Noida, Gautam Buddha Nagar, Uttar Pradesh-201307 Mob: 945204424						
GSTIN No. - 09AALFJ4569J1ZP						
S No.	Bill to:- M/S Jynaty Electric Pvt Ltd. Kh No. 1651, Plot No. 24, Ganesh Vihar Salempur, Mahdood-2, Bahadradad Haridwar, Uttarakhand - 249402 GSTIN No. - 05AAFCJ3924L1ZG	Place of Supply:- Jynaty Electric Pvt. Ltd. Plot No.31, Sec -6E, IIE, Sidcul Haridwar, Uttarakhand		INVOICE No. JS/JYN-17/23-24	Dated : 03.10.2023	
	Description of Goods	HSN/SAC CODE	QTY	Units	Price	Amount
1	P/F of 6 mm2 CU Arm. Cable	9954	500	Mtrs.	495.00	2,47,500.00
2	P/F of DB with MCB	9954	1	Set.	48,500.00	48,500.00
3	Steel support work	9954	300	Kgs.	120.00	36,000.00
4	P/F of 80W LED light	9954	15	Nos.	9,350.00	1,40,250.00
5	P/F of 2X2 LED light	9954	30	Nos.	4,200.00	1,26,000.00
6	Point wiring for lights	9954	55	Nos.	1,125.00	61,875.00
7	P/F of ceiling fans	9954	30	Nos.	2,050.00	61,500.00
8	P/F of CCTV	9954	10	Nos.	5,900.00	59,000.00
9	P/F of Cat5 cable	9954	780	Mtrs.	47.00	36,660.00
10	P/F of switch cabinet	9954	8	Nos.	3,450.00	27,600.00
11	P/F of Piping work	9954	180	Mtrs.	1,205.00	2,16,900.00
12	P/F of Pump for fire fighting	9954	2	Nos.	31,500.00	63,000.00
13	P/F of fire hydrant with hose roll & box	9954	7	Sets.	21,300.00	1,49,100.00
14	Steel support for shade work	9954	600	Kgs.	120.00	72,000.00
Total						13,45,885.00
					18%	2,42,259.00
Total						15,88,144.00
Amount Chargeable (in words) Fifteen lacs eighty eight thousands one hundred forty four only		 For J S ENTERPRISES Authorised Signatory 				
Company's A/C Details : 200211100001088 Union bank of India, IFSC- UBIN0570150						
Company's PAN: AALFJ4569J Note-Please make cheques in favor of "J S Enterprises"						

